146.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,600 / 660,600
					USE VALUE:	660,600 / 660,600
					ASSESSED:	660,600 / 660,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
183		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`BRIEN CHRISTOPHER
Owner 2:	ZELLMER MARISA
Owner 3:	
Street 1:	183 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAITLAND GRAEME E -
Owner 2:	-
Street 1:	12 SYLVANUS WOOD LN
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Aluminum Exterior and 1616 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4400.000	219,000		441,600	660,600
Total Card	0.101	219,000		441,600	660,600
Total Parcel	0.101	219,000		441,600	660,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.86 | /Parcel: 408.86

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96283
GIS Ref	
GIS Ref	
Insp Date	12/16/17

!11458!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	219,000	0	4,400.	441,600	660,600		Year end	12/23/2021
2021	101	FV	211,200	0	4,400.	441,600	652,800		Year End Roll	12/10/2020
2020	101	FV	211,200	0	4,400.	441,600	652,800	652,800	Year End Roll	12/18/2019
2019	101	FV	186,800	0	4,400.	414,000	600,800	600,800	Year End Roll	1/3/2019
2018	101	FV	186,400	0	4,400.	342,200	528,600	528,600	Year End Roll	12/20/2017
2017	101	FV	186,400	0	4,400.	314,600	501,000	501,000	Year End Roll	1/3/2017
2016	101	FV	186,400	0	4,400.	287,000	473,400	473,400	Year End	1/4/2016
2015	101	FV	174,400	0	4,400.	281,500	455,900	455,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:33:12

LAST REV

Date	Time
01/29/21	10:21:47
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11458

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAITLAND GRAEME	75420-156	1	8/21/2020		740,000	No	No		Sheila Maitland dod 06/27/2016
MAITLAND ALEXAN	50489-313		12/19/2007	Family	1	No	No		
	12245-709		7/14/1972		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/2020	1665	Insulate	12,615	C				
2/6/2014	98	Manual	2,485	O				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
12/16/2017	MEAS&NOTICE	HS	Hanne S
3/12/2014	Info Fm Prmt	EMK	Ellen K
11/16/2008	Meas/Inspect	189	PATRIOT
2/11/2000	Inspected	264	PATRIOT
11/22/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	96283
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4400		Sq. Ft.	Site		0	80.	1.25	9									441,602						441,600	

Total AC/HA:	0.10101	Total SF/SM:	4400	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	441,602	Spl Credit		Total:	441,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317399
Depreciation:	98394
Depreciated Total:	219005

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

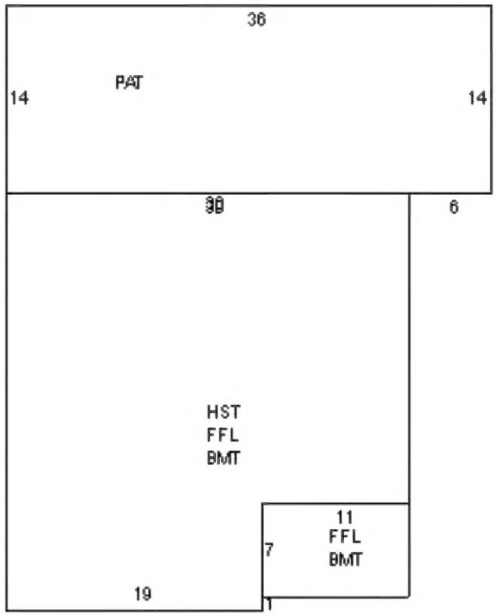
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	79.26
Final Total:	219000	Val/Su SzAd	163.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	919	53.230	48,920
FFL	First Floor	919	148.490	136,458
PAT	Patio	504	2.990	1,509
HST	Half Story	421	148.490	62,512

Net Sketched Area:	2,763			Total:	249,399
Size Ad	1340	Gross Area	3184	FinArea	1616

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1950	0.00	T	40.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	